

# Board of Adjustment - Case No. A-05-128

February 27, 2006

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, February 27, 2006** in the Board Room on the 1<sup>st</sup> floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant - Broadway Developments

Lots 1, B, C, 4, 5 and 6, NCB 3592

2632 Broadway

Zoned: "I-1 RIO-1" General Industrial River Improvement Overlay District 1

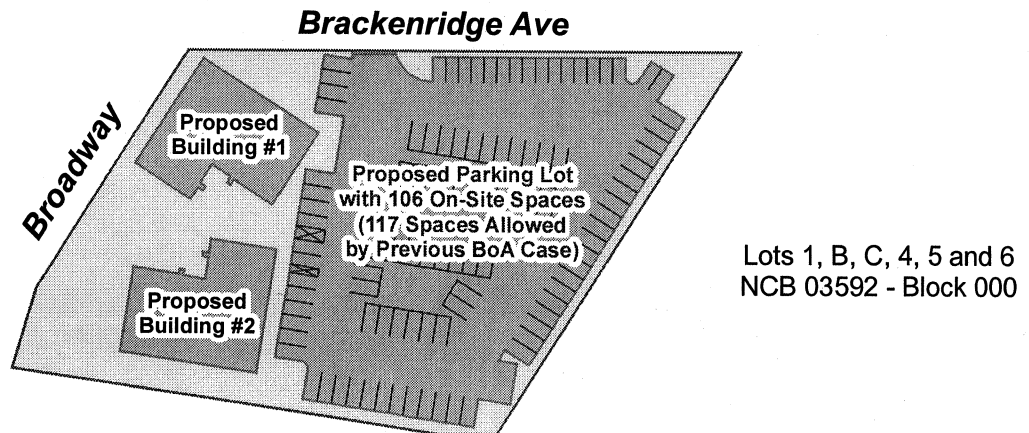
The applicant is requesting a 37 off-street parking space variance from the Unified Development Code requirement that a minimum of 143 off-street parking spaces be provided for a 42,785 square-foot office complex, in order to allow only 106 off-street parking spaces.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

*The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located on the north and south sides of the building.*

Whether or not you attend this public hearing, please complete and return the enclosed card to the Development Services Department, P.O. Box 839966, San Antonio, Texas 78283-3966. Thank you.



**Board of Adjustment**

**Plot Plan for  
Case A-05-128**



Scale: 1" approx. = 120'  
Council District 2

**2632 Broadway**

Produced by the City of San Antonio  
Development Services Department  
(02/09/2006)

# Board of Adjustment - Case No. A-06-010

February 27, 2006

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, February 27, 2006** in the Board Room on the 1<sup>st</sup> floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Frank Sepulveda

Lot 3, Block 2, NCB 9160

1618 West Malone Avenue

Zoned: “R-5 C” Residential Single-Family District with a Conditional Use for a duplex.

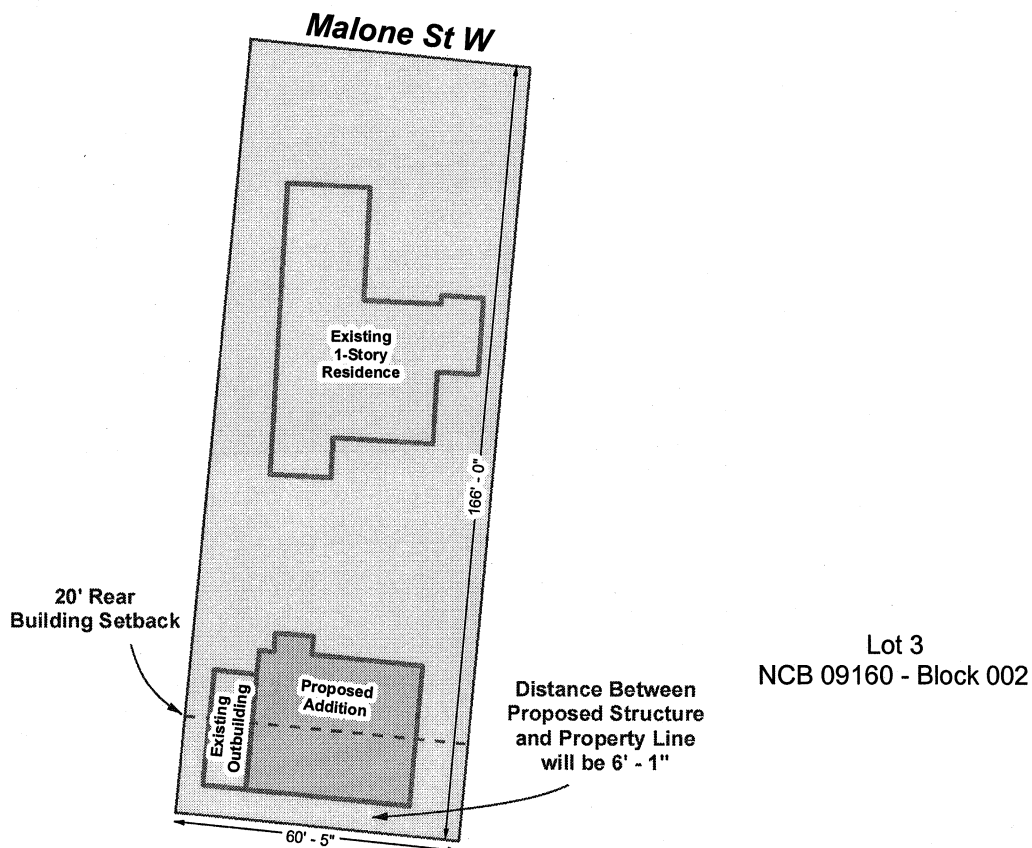
The applicant is requesting a 13-foot, 11-inch variance from the Unified Development Code requirement that a minimum 20-foot rear setback be maintained in “R-5” zoning districts, in order to keep a structure 6 feet, 1 inch from the rear property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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**Board of Adjustment**

**Plot Plan for  
Case A-06-010**



Scale: 1" approx. = 40'  
Council District 5

**1618 Malone St W**

Produced by the City of San Antonio  
Development Services Department  
(12/14/2005)

# Board of Adjustment - Case No. A-06-019

**February 27, 2006**

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, February 27, 2006** in the Board Room on the 1<sup>st</sup> floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Juan Fernandez  
Lot 46, Block 29, NCB 17510  
8630 Standing Bear Street  
Zoned: “R-6” Residential Single-Family District

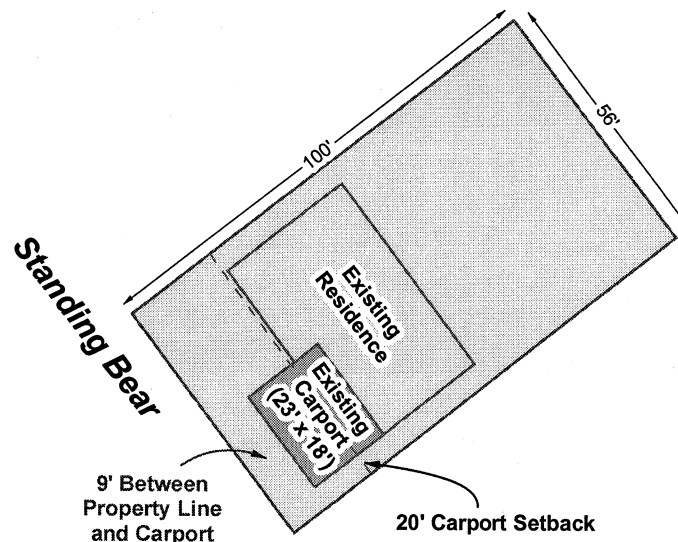
The applicant is requesting an 11-foot variance from the Unified Development Code requirement that a minimum 20-foot front setback be maintained between the back of a sidewalk or the property line and a front entry garage or carport, in order to keep an existing carport 9 feet from the front property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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**Board of Adjustment**

**Plot Plan for  
Case A-06-019**



Scale: 1" approx. = 40'  
Council District 4

**8630 Standing Bear**

Produced by the City of San Antonio  
Development Services Department  
(02/08/2006)

# Board of Adjustment - Case No. A-06-020

**February 27, 2006**

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, February 27, 2006** in the Board Room on the 1<sup>st</sup> floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant - Mohammad Saleh  
Lots 3 and 4, Block 70, NCB 7991  
1420 West Southcross Boulevard  
Zoned: "R-4" Residential Single-Family District

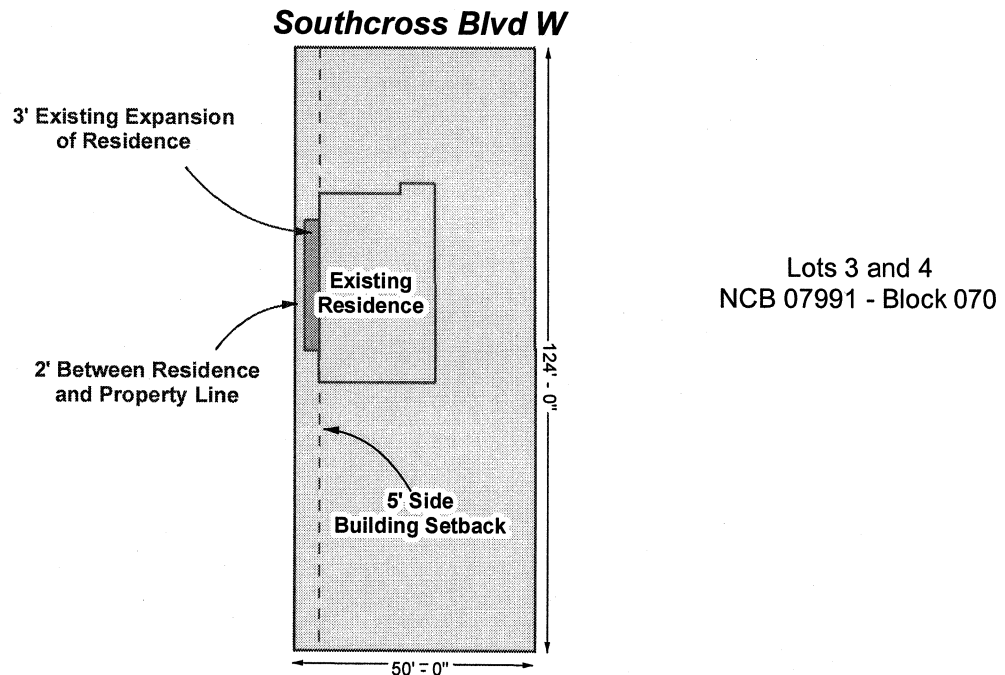
The applicant is requesting a 3-foot variance from the Unified Development Code requirement that a minimum 5-foot side setback be maintained in "R-4" zoning districts, in order to keep a structure 2 feet from the west side property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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**Board of Adjustment**

**Plot Plan for  
Case A-06-020**



Scale: 1" approx. = 40'  
Council District 4

**1420 Southcross Blvd W**

Produced by the City of San Antonio  
Development Services Department  
(02/09/2006)

# Board of Adjustment - Case No. A-06-021

**February 27, 2006**

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, February 27, 2006** in the Board Room on the 1<sup>st</sup> floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant - Magdalena Sanchez  
Lots 22 and 23, Block 31, NCB 3742  
1507 Vanderbilt Street  
Zoned: "R-4" Residential Single-Family District

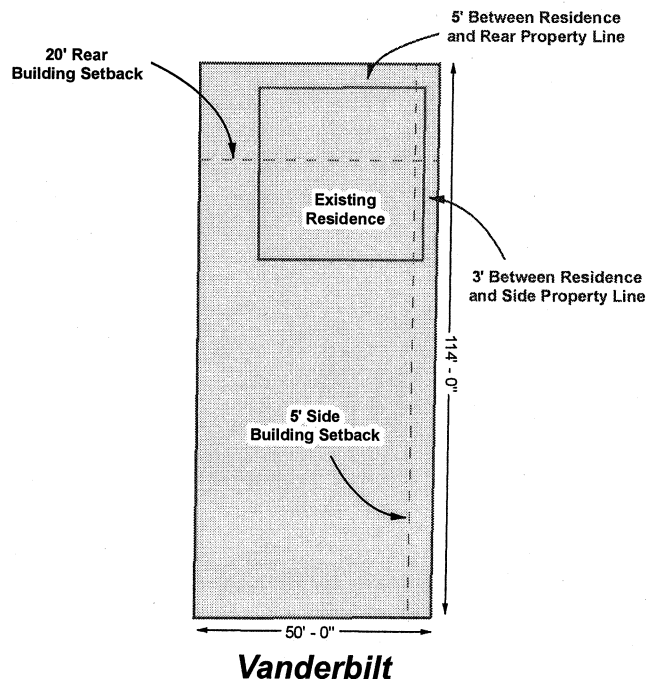
The applicant is requesting 1) a 15-foot variance from the Unified Development Code requirement that a minimum 20-foot rear setback be maintained in "R-4" zoning districts, in order to keep a structure 5 feet from the rear property line, and 2) a 2-foot variance from the Unified Development Code requirement that a minimum 5-foot side setback be maintained in "R-4" zoning districts, in order to keep the same structure 3 feet from the east side property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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Lots 22 and 23  
NCB 03742 - Block 031

**Board of Adjustment**

**Plot Plan for  
Case A-06-021**



Scale: 1" approx. = 40'  
Council District 3

**1509 Vanderbilt**

Produced by the City of San Antonio  
Development Services Department  
(01/30/2006)

# Board of Adjustment - Case No. A-06-022

February 27, 2006

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, February 27, 2006** in the Board Room on the 1<sup>st</sup> floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant - Ken Brown, P.C.

P-22, NCB 34732

24200 IH 10 West

Zoned: "C-3 GC-1" General Commercial Hill Country Gateway Corridor Overlay District

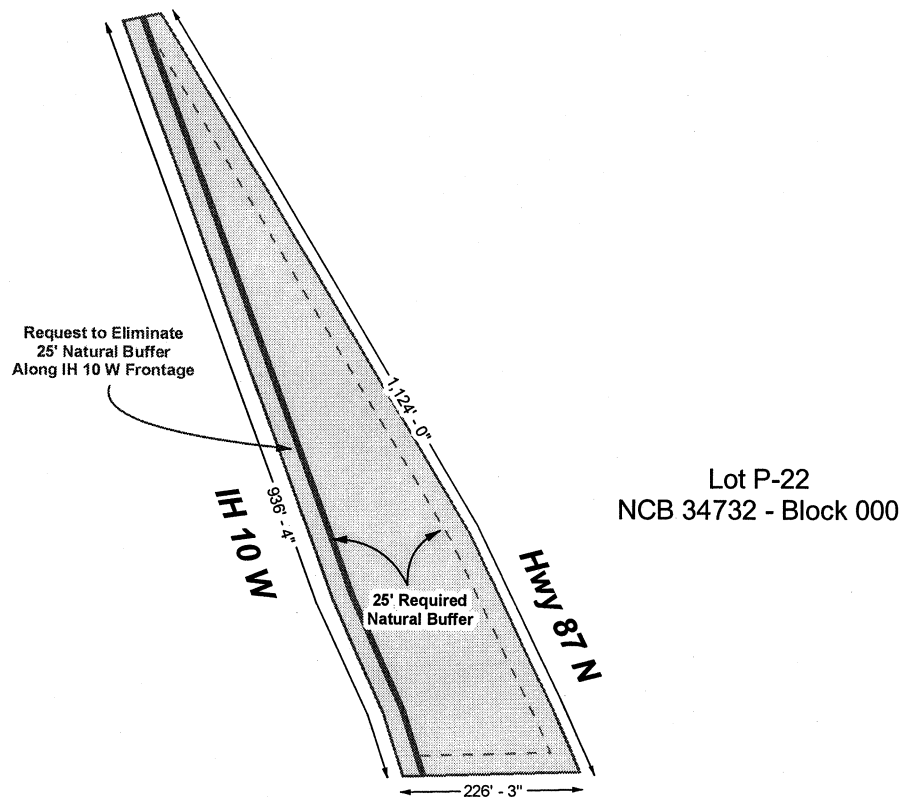
The applicant is requesting a complete variance from the Unified Development Code requirement that a 25-foot front natural buffer be maintained in the Hill Country Gateway Corridor Overlay Zoning District, in order to develop within the buffer area.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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**Board of Adjustment**

**Plot Plan for  
Case A-06-022**



Scale: 1" approx. = 250'  
Council District 8

**24,200 Block of IH 10 W**

Produced by the City of San Antonio  
Development Services Department  
(02/06/2006)

# Board of Adjustment - Case No. A-06-023

**February 27, 2006**

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, February 27, 2006** in the Board Room on the 1<sup>st</sup> floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant - Javier Ramirez  
Lot 26, Block 8, NCB 14538  
6130 Pow Wow Drive  
Zoned: "R-6" Residential Single-Family District

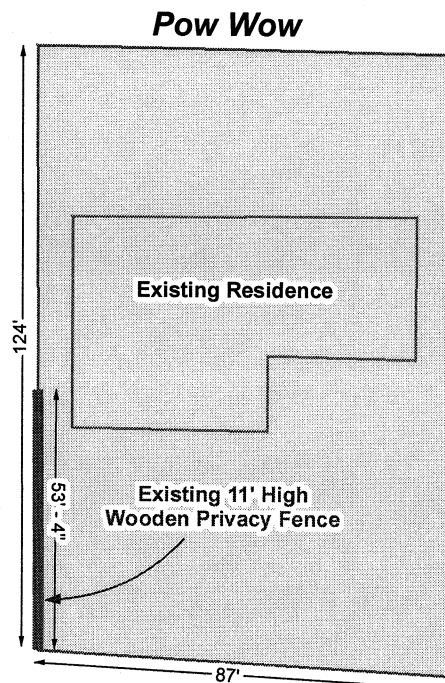
The applicant is requesting a 3-foot variance from the Unified Development Code requirement that fences be no taller than 8 feet in side yards when the ground floor elevation of the principal dwelling on an adjoining lot is at least 4 feet higher than the elevation at the adjoining lot line, in order to keep an existing 11-foot tall solid screen fence.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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Lot 26  
NCB 14538 - Block 008

**Board of Adjustment**

**Plot Plan for  
Case A-06-023**



Scale: 1" approx. = 40'  
Council District 6

**6130 Pow Wow**

Produced by the City of San Antonio  
Development Services Department  
(02/07/2006)

# Board of Adjustment - Case No. A-06-024

**February 27, 2006**

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, February 27, 2006** in the Board Room on the 1<sup>st</sup> floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant - Armando A. Rodriguez  
Lots 38 and 39, Block 10, NCB 8095  
1223 Allende  
Zoned: "R-4" Residential Single-Family District

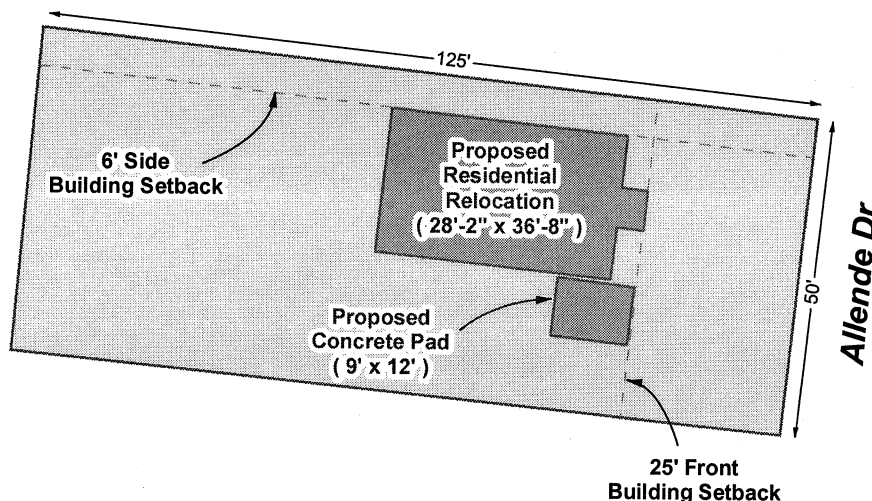
The applicant is requesting a Special Exception, as required in the Unified Development Code, to relocate a residential structure from 4806 West Commerce Street to 1223 Allende.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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Lots 38 and 39  
NCB 08095 - Block 010

**Board of Adjustment**

**Plot Plan for  
Case A-06-024**



Scale: 1" approx. = 30'  
Council District 6

**1223 Allende Dr**

Produced by the City of San Antonio  
Development Services Department  
(02/09/2006)



# Board of Adjustment - Case No. A-06-025

February 27, 2006

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, February 27, 2006** in the Board Room on the 1<sup>st</sup> floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant - Northern Hills Country Village Condominiums

The northwest irregular 526.6 feet of Lot 11, NCB 15689

12610 Uhr Lane

Zoned: "PUD MF-33" Multi-Family Planned Unit Development District

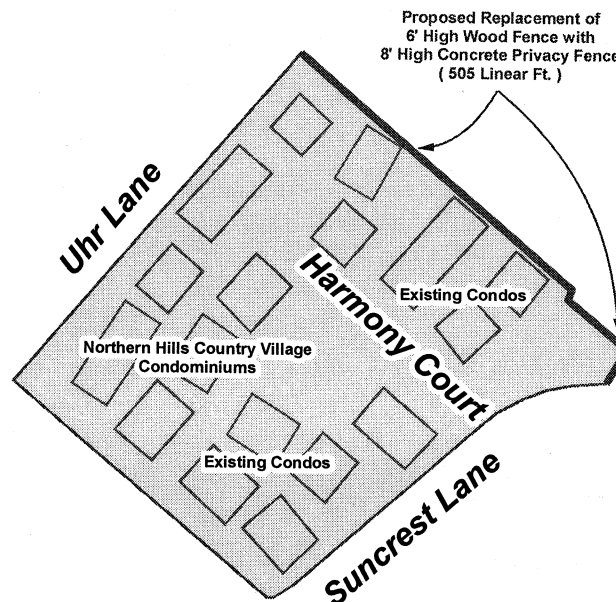
The applicant is requesting a 2-foot variance from the Unified Development Code requirement that fences be no taller than 6 feet in side and rear yards, in order to erect an 8-foot tall fence.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. To check on the status of this case, or for additional information, you may contact Case Manager David Arciniega at (210) 207-6944. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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**Board of Adjustment**

**Plot Plan for  
Case A-06-025**



Scale: 1" approx. = 200'  
Council District 10

**12610 Uhr Lane**

Produced by the City of San Antonio  
Development Services Department  
(01/31/2006)

# Board of Adjustment - Case No. A-06-026

**February 27, 2006**

The Board of Adjustment will hold a Public Hearing at 1:00 PM on **Monday, February 27, 2006** in the Board Room on the 1<sup>st</sup> floor of the Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant - Tanya Brown

Lot 6, Block 19, NCB 17642

9022 Broadmoor Bend

Zoned: "PUD R-6 GC-2" Residential Single-Family Planned Unit Development Highway 151 Gateway Corridor Overlay District

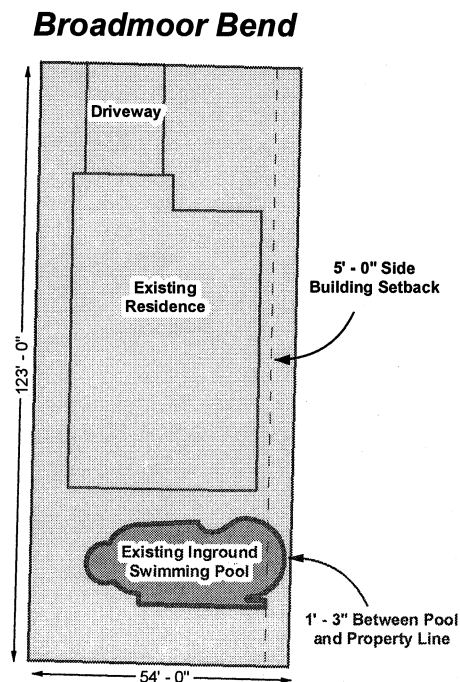
The applicant is requesting a 3-foot, 9-inch variance from the Unified Development Code requirement that a minimum 5-foot side setback be maintained for swimming pools that are excavated to a depth greater than 3 feet below ground, in order to keep an existing swimming pool that is only 1-foot, 3 inches from the east side property line.

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Lot 6  
NCB 17642 - Block 019

**Board of Adjustment**

**Plot Plan for  
Case A-06-026**



Scale: 1" approx. = 40'  
Council District 6

**9022 Broadmoor Bend**

Produced by the City of San Antonio  
Development Services Department  
(02/01/2006)